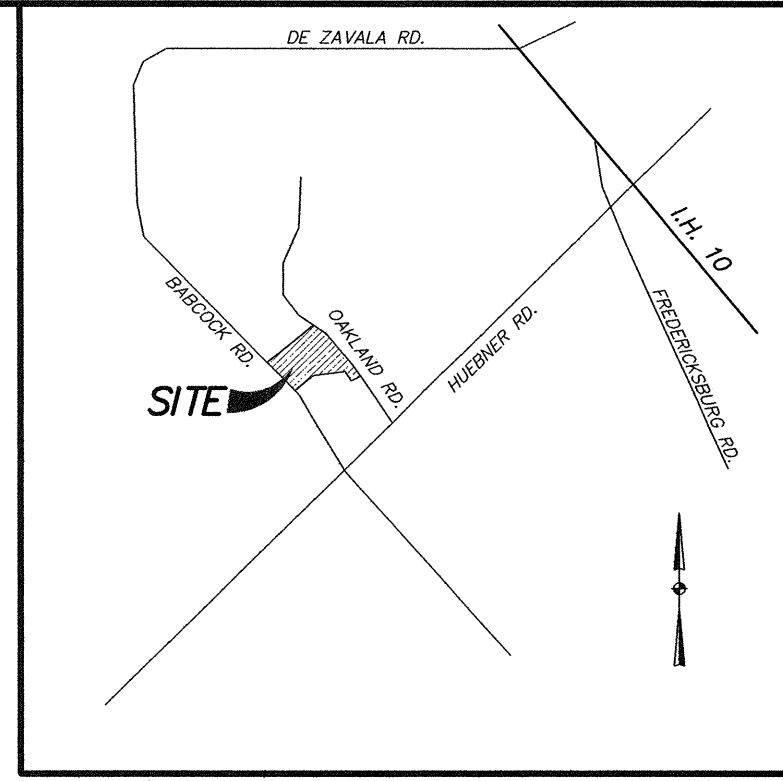
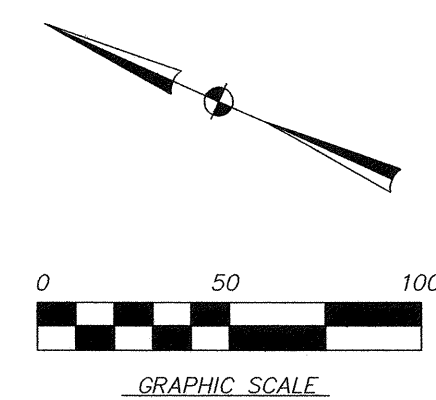


CURVE DATA:
Δ = 15°55'35"
R = 721.59'
L = 300.58'
CHORD BRG. & DIST.
S 32°00'37" E ~ 199.94'



VICINITY MAP
(N.T.S.)

LEGEND

- POWER POLE
 - STORM DRAIN MANHOLE
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - CONCRETE CURB
 - OVERHEAD ELECTRIC
 - WIRE FENCE
- D.R. = DEED RECORDS, BEXAR COUNTY, TX.
D.P.R. = DEED & PLAT RECORDS, BEXAR COUNTY, TX.
R.P.R. = REAL PROPERTY RECORDS, BEXAR COUNTY, TX.
N.C.B. = NEW CITY BLOCK
() = RECORD OR PLAT DATA
- 4" GAS LINE
8" WATER LINE
8" SEWER LINE

STATE OF TEXAS
COUNTY OF BEXAR

FIELDNOTE DESCRIPTION of a 12.424 acre tract of land situated within the corporate limits of the City of San Antonio, Bexar County, Texas and being all of Lot 50 and the remaining portion of Lot 51, Block 1, New City Block 14701, OAKLAND ESTATES SUBDIVISION, as shown by plat recorded in Volume 9506, Page 221, Bexar County Deed and Plat Records and being all that same land conveyed unto Enrique Ramirez Hernandez by Warranty Deed executed July 4, 1996 and recorded in Volume 6809, Page 811, Bexar County Real Property Records, in all said 12.424 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the east right of way line of Babcock Road (an 83.00 foot wide public road) at the common northwest corner of Lot 64, Block 1, New City Block 14701, OAKLAND ESTATES SUBDIVISION UNIT 2-A, as shown by plat recorded in Volume 9542, Page 136, said Deed and Plat Records, and the southwest corner of said 12.424 acre tract, same being on the west line of said Lot 51, for the southwest corner and POINT OF BEGINNING of this tract,

THENCE, along said east right of way line and with the west line of said Lot 51, North 24° 02' 30" West, at 153.43 feet pass the southwest corner of said Lot 50, at 283.43 feet pass the northwest corner of said Lot 50, in all a distance of 568.43 feet to a 1/2" iron rod set on the south line of Lot 10, OAKLAND ESTATES SUBDIVISION, as shown by plat recorded in Volume 980, Page 281, said Deed and Plat Records, for the northwest corner of this tract,

THENCE, along the common south line of said Lot 10 and Lot 42, said OAKLAND ESTATES SUBDIVISION, and the north line of said Lot 51, North 62° 53' 22" East, 705.42 feet to a 1/2" iron rod found on the west right of way line of Oakland Road (a 60.00 foot wide public road) at the common southeast corner of said Lot 42 and the northeast corner of said Lot 51, for the northeast corner of this tract, said point being on a curve concave to the west having a radius of 721.59 feet and a chord bearing and distance of South 32° 00' 37" East, 199.94 feet.

THENCE, along said west right of way line and south with the arc of said curve, through a central angle of 15° 55' 35", an arc distance of 200.58 feet to a 5/8" iron rod found,

THENCE, continuing along said west right of way line, South 24° 00' 09" East, 853.52 feet to a 1/2" iron rod set at the common northeast corner of said Lot 64 and the southeast corner of said 12.424 acre tract for the southeast corner of this tract,

THENCE, along the common north line of said Lot 64 and the south line of said 12.424 acre tract, the following courses:

- South 65° 59' 00" West, 154.62 feet to an "x" found scribed in concrete,
 - North 24° 02' 54" West, 179.96 feet to a 1/2" iron rod found,
 - South 66° 03' 19" West, 31.94 feet to a 1/2" iron rod found,
 - North 68° 01' 00" West (bearing basis from plat in Volume 9542, Page 136 and deed in Volume 6809, Page 811), 374.83 feet to a 1/2" iron rod found,
 - and South 65° 58' 38" West, 280.03 feet to the POINT OF BEGINNING.
- CONTAINING in all 12.424 acres or 541,200 square feet, more or less.

GENERAL NOTES:

- The property described hereon is subject to the covenants, conditions and restrictions recorded as follows: Volume 9506, Page 221, Bexar County Deed and Plat Records; Volume 2968, Page 415, Volume 3630, Page 121 and Volume 3810, Page 1500 Bexar County Real Property Records.
- Subject property is situated entirely within the limits of Zone X according to the applicable FEMA Flood Insurance Rate Map #48029C0283 F, dated January 4, 2002. Zone X is defined thereon as an area outside the 500 year flood plain.
- The property is subject to the easement agreement recorded in Volume 3630, Page 115, Bexar County Real Property Records.
- The property is subject to the terms outlined for certain blanket type reciprocal easements recorded in Volume 3810, Page 1500, and in the easement agreement recorded in Volume 3630, Page 115 (as to a sign easement on Lot 53, N.C.B. 14701), Bexar County Real Property Records.
- The underground utilities shown hereon have been located from field survey information and existing drawings furnished by the respective utility organizations. The surveyor has not physically located the underground utilities and does not certify that those utilities shown are in the exact location as indicated, nor does he certify that they comprise of all such utilities in the area.

We, Maverick Land Surveying Company, hereby certify that we have completed a survey of the foregoing property, and that except as shown or noted hereon, there are no overlapping of improvements across boundary lines.



MAVERICK LAND SURVEYING COMPANY

Daniel E. Snell
Daniel E. Snell, R.P.L.S. Texas No. 4612

PURCHASER:

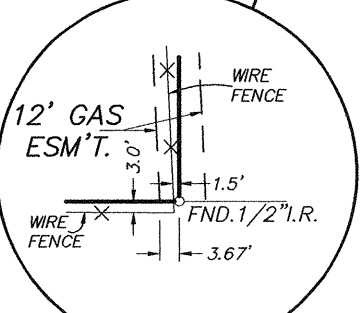
VINCENT X. SMITH, Jr.
G.F. #: TX 03-20853-SA10

AREAS:

REMAINDER OF LOT 51 = 11.917 ACRES OF 519,100 sq.ft.
LOT 50 = 0.507 ACRES OR 22,100 sq.ft.
TOTAL GROSS AREA = 12.424 ACRES OR 541,200 sq.ft.

ZONING:			
DISTRICT: C-2 (COMMERCIAL)			
DISTRICT: C-3R (COMMERCIAL, RESTRICTIVE ALCOHOLIC SALES)			
YARD REQUIREMENTS:			
FRONT =	0	0	
REAR =	30+	30+	
SIDE =	10+	30+	
HEIGHT =	25'	35'	

* = WHERE ABUTTING A RESIDENTIAL DISTRICT ONLY, OTHERWISE 0'



DETAIL "A"
(N.T.S.)

LOT 42

OAKLAND ESTATES
(VOL. 980, PG. 281, D.P.R.)

LOT 10

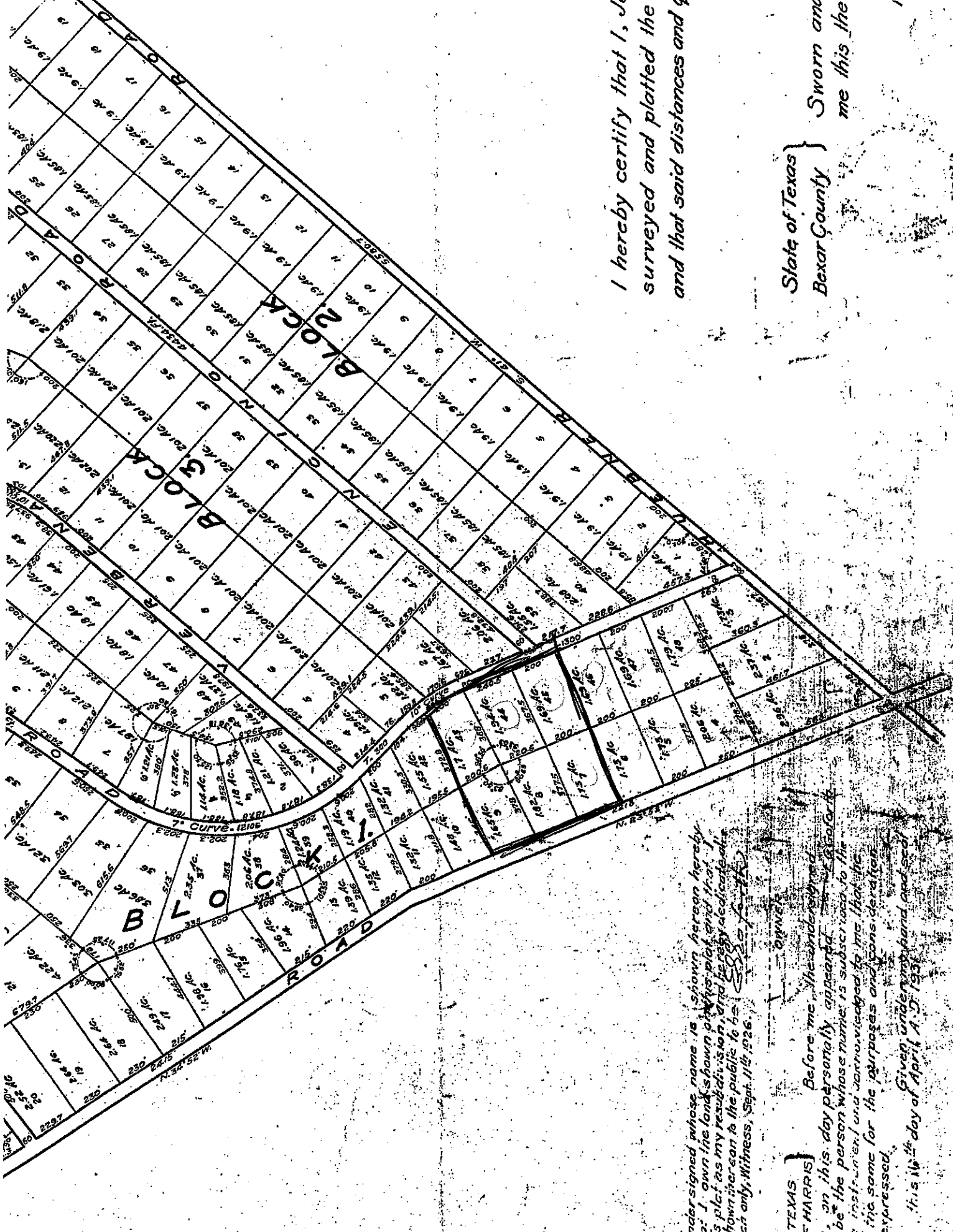
REMAINING PORTION
OF LOT 51, BLOCK 1
N.C.B. 14701
(VOL. 9506, PG. 221, D.P.R.)
DEED = VOL. 6809, PG. 811, R.P.R.

LOT 64, BLOCK 1
N.C.B. 14701
OAKLAND ESTATES SUBDIVISION
UNIT 2-A
(VOL. 9542, PG. 136, D.P.R.)

LOT 50, BLOCK 1
N.C.B. 14701
(VOL. 9506, PG. 221, D.P.R.)

BABCOCK ROAD
(83' R.O.W.)

POINT OF BEGINNING
(SEE FIELDNOTE DESCRIPTION)



I hereby certify that I, J. J. Harris, have surveyed and plotted the above described land and that said distances and

State of Texas }
Bexar County }
Sworn and
me this the

the undersigned whose name is shown herein hereby certify that I own the land shown on this plat, and that I have divided this plat as my subdivision, and hereby dedicate the same as shown thereon to the public to have and to hold to the public as such only. Witness, Sept. 11th 1926.

STATE OF TEXAS }
COUNTY OF HARRIS }
Before me, the undersigned authority, on this day personally appeared J. J. Harris, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office, this 16th day of April A.D. 1931.

Notary Public, Harris County, Texas

Surveyed in March, April, May & June 1926.

W. OPTIZ

5654

REGISTERED
VAL ENGINEER



THIS PLAT OF

OAKLAND ESTATES SUBDIVISION

HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS
HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 10 DAY OF OCTOBER A.D., 1984
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY:

[Signature]
CHAIRMAN

BY:

Rebecca Lantierillo
SECRETARY

OF TEXAS
COUNTY OF BEXAR

Robert A. Green

COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT

WAS FILED FOR RECORD IN MY OFFICE, ON THE 17 DAY OF October

A.D. 1984 AT 9:14 A.M. AND BEING RECORDED THE 17 DAY OF October

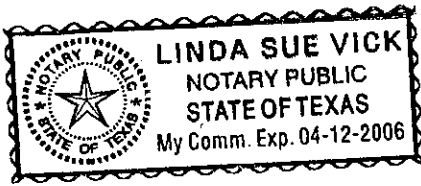
A.D. 1984 AT 11:30 A.M. IN THE RECORDS OF Deeds & Platons

OF SAID COUNTY, IN BOOK VOLUME 9506 ON PAGE 221

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 17 DAY OF Oct A.D. 1984
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Lida Flores

BEXAR COUNTY

Permit File # 03-07-090

Linda Sue Witt
Notary Public, State of Texas

City of San Antonio use

Permit File: # 03-07-090
Assigned by city staff

Date: _____

~~Approved~~

As of
oct 10, 1984



Disapproved

Review By:

Date: 8-21-03

Assistant City Attorney

Comments:

See
Hewitt

VX SMITH MANAGEMENT, INC.
707 N. WALNUT, SUITE 104
NEW BRAUNFELS, TX 78130

WELLS FARGO BANK TEXAS, N.A.
BOX 311776
NEW BRAUNFELS, TX 78131
(37-65)1178

6000

PAY TO THE
ORDER OF

City of San Antonio

7-24-03

\$ 160.00

one hundred sixty dollars 00/100

DOLLARS

FOR

Vested Rights Application



⑈006000⑈ ⑈111900659⑈ 5505654649⑈